



232 South Janesville Street Milton Wisconsin 53563 608-580-0575

This shared parking agreement entered into on this 29th day of April, 2016, between:

Northleaf Winery, LLC, operating as Northleaf Winery at 232 S Janesville Street and Northleaf Winery Event Space and Guest House at 220 S Janesville Street

Wayne and Betsy Lubke, operating as Milton Brewing Company at 302/304 S Janesville Street

These parties desire to use off-street parking spaces on the properties owned by John & Gail Nordlof. The City of Milton requires that such shared use of parking spaces be done by written agreement.

In consideration of the premises and the information stated above, the parties agree as follows:

1. **Shared use** Shared used of off street parking facilities as shown on the attached site plan.

The driveway and parking lot shall be a perpetual easement for parking of vehicular traffic and for ingress and egress to and from the said properties.

No party shall obstruct any portion of the said parking lot and driveway and no buildings or improvements may be erected upon said easement.

The easement shall be maintained in a serviceable, neat and acceptable manner and in a manner so that the overall appearance of said driveway and parking lot shall be uniform.

2. **Term** This agreement shall be effective upon execution by both parties and shall be accepted by the Planning Director. It shall not be amended or terminated without written consent of both parties and the Planning Director.
3. **Signage** Directional signage in accordance with Milton City Ordinance and may be added to direct the public to shared parking spaces.
4. **Cooperation** The parties agree to cooperate and work together in good faith to effectuate the purpose of this agreement.

The parties have executed this agreement as of the effective date set forth above.

Giles Nordlof

Agent for Northleaf Winery, LLC

4/29/16

Date

Wayne Hulse

Agent for Milton Brewing Company

4-29-16

Date

Planning Director

Date

302 and 304 S. Janesville St.
Milton, WI 53563

PROJECT DESCRIPTION

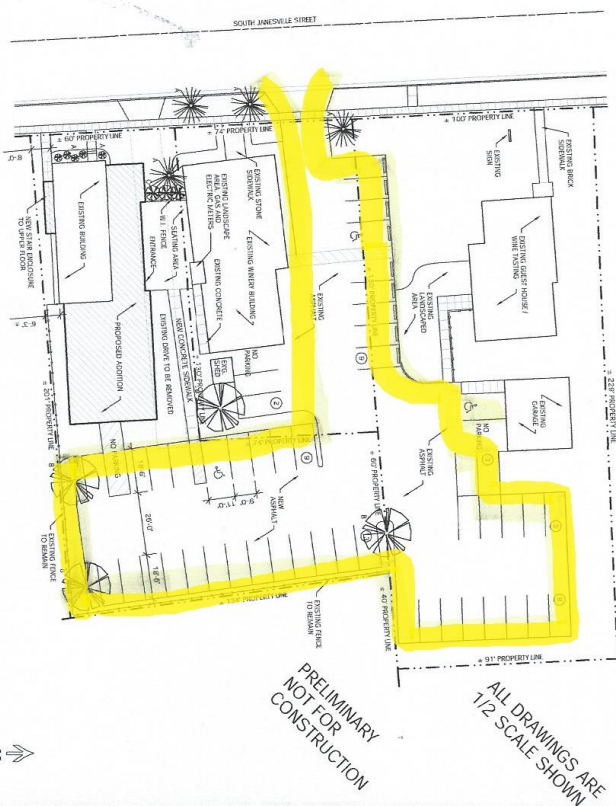
SP-1 SITE PLAN, DRAWING INDEX
SP-2 LANDSCAPE PLAN
AB-1 AS-BUILT MAIN FLOOR PLAN
AB-2 AS-BUILT UPPER FLOOR PLAN
A-1 MAIN FLOOR PLAN
A-2 UPPER FLOOR PLAN
A-3 ELEVATIONS

BUILDING INFORMATION:

CONSTRUCTION TYPE:	TYPE VB
EXISTING BUILDING FOOTPRINT:	1,282 S.F.
ADDITION FOOTPRINT (INC. STAIR)	2,694 S.F.
TOTAL BUILDING FOOTPRINT:	3,986 S.F.
NO. OF FLOORS:	2 - PARTIAL BASEMENT
OCCUPANCY GROUP:	MIXED OCCUPANCY A AND R-1
SPRINKLERED:	NONE

SITE INFORMATION:

ZONE:	B-3
SITE AREA:	16,461 S.F. (0.38 ACRE)
FOOTPRINT AREA:	3,986 S.F. 24.2%
PARKING AREA:	7,554 S.F. (45.9%)
SEDIMENT AREA:	1,031 S.F. (6.3%)
GREEN SPACE AREA:	3,890 S.F. (23.0%)



PRELIMINARY
NOT FOR
CONSTRUCTION

ALL DRAWINGS ARE
1/2 SCALE SHOWN

TYPE	DESCRIPTION	PLATING SIZE	MATERIAL SIZE	QUANTITY
A	EDGING TO EXPOSE			
B	MONOCRYST SPECIM	2 CM	37 CM	4
C	VERMILION MOULE	3.411	6 DIA	3

NOTE: MATERIAL SIZES GIVEN ARE FOR PLANT SIZE
 AFTER 1-12 TRANS GROWTH TR.

PLANTING SCHEDULE

SITE PLAN
SCALE: 1" = 20.0'

2016 Northern Vintner/Winery Drawings and
DATE: April 5, 2016

DRAWING NAMES
SITE PLAN
SITE INFO
BUILDING INFO
DRAINAGE INDEX
REVISIONS
PROJECT DATA
DATE: April 19, 2016
DRAWN BY: JH
CHECKED BY: P.M.K.
SHEET NO.
SP-1

Northleaf Winery
Addition
302 -304 S. Janesville Street
Milton, WI

theDesign
Alliance
Architects, Inc.

1003 Madison Avenue
Fort Atkinson, WI

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